113.0	0007	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	560,700 / 560,700
					USE VALUE:	560,700 / 560,700
					ASSESSED:	560,700 / 560,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
572		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BALDWIN JAMES G & CARLA
Owner 2:	
Owner 3:	
Street 1:	572 SUMMER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KEARNS PHILIP M--TRS -
Owner 2:	KEARNS FAMILY TRUST -
Street 1:	572 SUMMER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,112 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4112.000	218,400		342,300	560,700
Total Card	0.094	218,400		342,300	560,700
Total Parcel	0.094	218,400		342,300	560,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.19 | /Parcel: 417.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	72655
GIS Ref	
GIS Ref	
Insp Date	09/17/18

!8820!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0007-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	218,500	0	4,112.	342,300	560,800	560,800	Year End Roll	12/18/2019
2019	101	FV	183,800	0	4,112.	337,400	521,200	521,200	Year End Roll	1/3/2019
2018	101	FV	190,000	0	4,112.	259,200	449,200	449,200	Year End Roll	12/20/2017
2017	101	FV	190,000	0	4,112.	244,500	434,500	434,500	Year End Roll	1/3/2017
2016	101	FV	190,000	0	4,112.	225,000	415,000	415,000	Year End	1/4/2016
2015	101	FV	179,100	0	4,112.	210,300	389,400	389,400	Year End Roll	12/11/2014
2014	101	FV	179,100	0	4,112.	193,700	372,800	372,800	Year End Roll	12/16/2013
2013	101	FV	179,100	0	4,112.	193,700	372,800	372,800		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8820

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEARNS PHILIP M	66887-466		3/4/2016		434,000	No	No		
	20384-280		2/1/1990		99	No	No		Gladys Kearns d.o.d. 7/20/1978 bk 66887 pg 45

PRINT

Date	Time
12/10/20	23:21:48

LAST REV

Date	Time
10/02/18	11:31:43

apro

USER DEFINED

Prior Id # 1:	72655
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/15/2017	689	Solar Pa	2,592	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	PH	Patrick H
3/13/2017	SQ Returned	MM	Mary M
3/20/2009	Measured	372	PATRIOT
3/27/2000	Inspected	276	PATRIOT
2/9/2000	Measured	263	PATRIOT
8/31/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4112		Sq. Ft.	Site		0	70.	1.19	6			Med. Tr	-10					342,317						342,300	

Total AC/HA: 0.09440 | Total SF/SM: 4112 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 342,317 | Spl Credit | Total: 342,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.97806144
Adj $ / SQ:	165.048
Other Features:	60264
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	316567
Depreciation:	98136
Depreciated Total:	218431

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	6	BRs:	3	Baths:	1	HB						

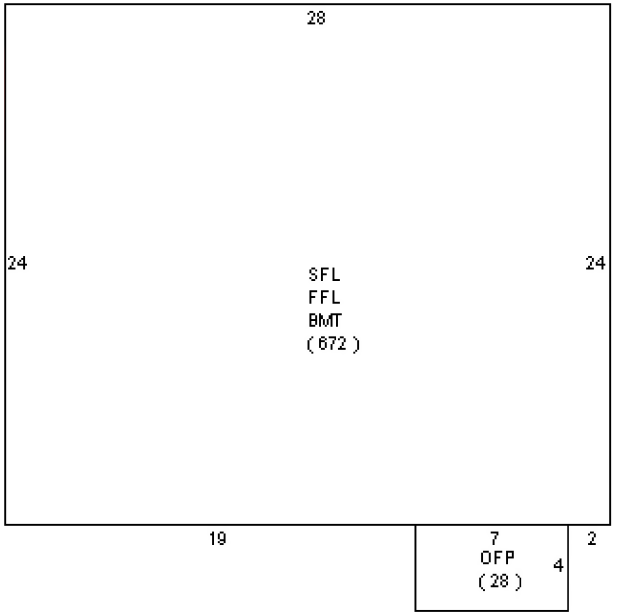
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	165.05
Special Features:	0	Val/Su Net:	106.85
Final Total:	218400	Val/Su SzAd	162.50

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	672	49.510	33,274
FFL	First Floor	672	165.050	110,912
SFL	Second Floor	672	165.050	110,912
OFP	Open Porch	28	43.030	1,205

Net Sketched Area:	2,044			Total:	256,303
Size Ad	1344	Gross Are	2044	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

113.0-0007-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X6	A	AV	2017	0.00	T	1.6	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: